

ORDINANCE NO. 2000-30-CM

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN
REAL ESTATE, FROM A TO R1.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF TIPPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana, to wit:

Part of the East Half of the Southwest Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows:

Commencing at a Berntsen A1NB monument marking the southeast corner of said southwest quarter; thence bearing North 00 degrees 35 minutes 11 seconds West along the east line of said southwest quarter 575.31 feet to the center line of State Road 26; thence along said center line North 60 degrees 25 minutes 24 seconds West a distance of 196.90 feet to a PK Nail at the Point of Beginning; thence North 00 degrees 35 minutes 11 seconds West parallel with the east line of said southwest quarter 389.50 feet; thence North 79 degrees 43 minutes 30 seconds East a distance of 172.20 feet to a point on the east line of said southwest quarter; thence North 00 degrees 35 minutes 11 seconds West along said east line a distance of 1047.18 feet to a point distant 471.47 feet south of the northeast corner thereof; thence South 89 degrees 24 minutes 49 seconds West a distance of 204.27 feet; thence South 87 degrees 00 minutes 32 seconds West a distance of 160.22; thence South 83 degrees 50 minutes 42 seconds West a distance of 189.83 feet; thence South 00 degrees 57 minutes 56 seconds West a distance of 74.79 feet; thence South 80 degrees 14 minutes 44 seconds West a distance of 181.09 feet; thence South 28 degrees 20 minutes 50 seconds East a distance of 87.89 feet to the point of curvature of a curve to the right, having a radius of 375.00 feet, the radius point of which bears South 61 degrees 39 minutes 10 seconds West; thence southerly along the arc of said curve a distance of 331.51 feet to the point of tangency, bearing South 67 degrees 41 minutes 44 seconds East from said radius point; thence South 22 degrees 18 minutes 16 seconds West 188.15 feet to the point of curvature of a curve to the left, having a radius of 175.00 feet, the radius point of which bears South 67 degrees 41 minutes 44 seconds East; thence southerly along the arc of said curve a distance of 104.84 feet to the point of tangency, bearing South 77 degrees 58 minutes 49 seconds West from said radius point; thence South 12 degrees 01 minutes 11 seconds East 110.06 feet to the point of curvature of a curve to the right, having a radius of 325.00 feet, the radius point of which bears South 77 degrees 58 minutes 49 seconds West; thence southerly along the arc of said curve a distance of 212.87 feet to the aforesaid centerline of State Road 26 at a point bearing South 64 degrees 29 minutes 29 seconds East from said radius point; thence South 60 degrees 25 minutes 24 seconds East along said centerline a distance of 691.23 feet to the Point of Beginning. Containing 19.98 acres, more or less.

Except; however, part of the East Half of the Southwest Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, being described as follows: Commencing at a Berntsen A1NB monument marking the southeast corner of said southwest quarter; thence bearing North 00 degrees 35 minutes 11 seconds West along the east line of said southwest quarter 575.31 feet to the center line of State Road 26; thence along said center line North 60 degrees 25 minutes 24 seconds West a distance of 196.90 feet; thence continuing North 60 degrees 25 minutes 25 seconds West along said center line a distance of 581.79 feet to the Point of Beginning; thence continuing North 60 degrees 25 minutes 24 seconds West along said center line a distance of 109.83 feet to a point on a curve having a

radius of 325.00 feet, the radius point of which bears North 64 degrees 29 minutes 29 seconds West; thence northerly along said curve an arc distance of 124.71 feet to a point bearing South 86 degrees 28 minutes 35 seconds East from the radius point; thence North 72 degrees 44 minutes 33 seconds East a distance of 90.63 feet; thence North 81 degrees 51 minutes 58 seconds East a distance of 43.89 feet; thence South 79 degrees 54 minutes 08 seconds East a distance of 20.30 feet; thence North 74 degrees 39 minutes 10 seconds East a distance of 48.55 feet; thence North 56 degrees 51 minutes 30 seconds East a distance of 24.05 feet; thence North 10 degrees 01 minutes 34 seconds East a distance of 101.44 feet; thence North 21 degrees 46 minutes 42 seconds East a distance of 64.42 feet; thence North 48 degrees 27 minutes 22 seconds East a distance of 94.42 feet; thence North 56 degrees 55 minutes 05 seconds East a distance of 108.20 feet; thence North 78 degrees 43 minutes 17 seconds East a distance of 64.78 feet; thence South 64 degrees 23 minutes 58 seconds East. a distance of 55.27 feet; thence South 53 degrees 04 minutes 59 seconds East a distance of 140.91 feet; thence South 53 degrees 04 minutes 59 seconds East a distance of 140.91 feet; thence South 81 degrees 15 minutes 20 seconds East a distance of 47.23 feet; thence North 78 degrees 27 minutes 19 seconds East a distance of 18.21 feet; thence South 00 degrees 35 minutes 11 seconds East a distance of 170.97 feet; thence South 00 degrees 35 minutes 11 seconds East a distance of 170.97 feet; thence North 89 degrees 24 minutes 42 seconds West a distance of 23.37 feet; thence South 78 degrees 43 minutes 48 seconds West a distance of 64.78 feet; thence South 56 degrees 59 minutes 53 seconds West a distance of 12.01 feet; thence North 81 degrees 14 minutes 41 seconds West a distance of 23.58 feet; thence South 80 degrees 17 minutes 34 seconds West a distance of 74.61 feet; thence North 55 degrees 41 minutes 24 seconds West a distance of 12.05 feet; thence South 53 degrees 43 minutes 47 seconds West a distance of 133.39 feet; thence South 37 degrees 26 minutes 38 seconds West a distance of 100.02 feet; thence South 68 degrees 44 minutes 34 seconds West a distance of 17.98 feet; thence North 78 degrees 01 minutes 47 seconds West a distance of 17.02 feet; thence South 70 degrees 00 minutes 24 seconds West a distance of 28.49 feet; thence North 62 degrees 53 minutes 13 seconds West a distance of 7.48 feet; thence South 68 degrees 18 minutes 16 seconds West a distance of 140.61 feet; thence South 61 degrees 40 minutes 44 seconds West a distance of 23.02 feet; to the Point of Beginning. Containing 3.95 acres, more or less.

Section 2. The real estate described above should be and the same is hereby rezoned from **A** to **R1**.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 1st day of May, 2000.

VOTE:

Yes	<div></div> <div>Ruth E. Shedd, President</div>
Yes	<div></div> <div>John L. Knochel, Vice President</div>
Yes	<div></div> <div>Kathleen Hudson, Member</div>

Attest:
Bob Plantenga, Auditor

